



**AGENDA**  
**PORT OF VANCOUVER USA**  
**BOARD OF COMMISSIONERS**  
**REGULAR MEETING AGENDA**  
**3103 Lower River Road, Vancouver, WA 98660**  
**Tuesday, November 23, 2021**

- A) CALL TO ORDER VIRTUAL MEETING\* (8:30 a.m.)**
- B) EXECUTIVE SESSION**  
None
- C) OPENING REMARKS (8:30 a.m.)**  
1) Opening Remarks  
2) Approve Minutes of the November 9, 2021 Regular Meeting
- D) OPEN FORUM**  
1) To provide public comment during the virtual board meeting, you must register no later than 12:00 p.m. Monday, November 22, 2021 by emailing [povcommissioners@portvanusa.com](mailto:povcommissioners@portvanusa.com)\*\*
- PUBLIC HEARING**  
1) 2022 Final Budget – Action Item E-1 and E-2  
To provide comment during the public hearing, you must register no later than 12:00 p.m. on Monday, November 22, 2021 by emailing [povcommissioners@portvanusa.com](mailto:povcommissioners@portvanusa.com)\*\*\*
- E) ACTION ITEMS**  
1) Approve Resolution 4-2021: Authorizing an Increase in Regular Tax Levy  
2) Approve Resolution 5-2021: Adoption of 2022 Final Budget  
3) Approve Public Works Contract Bid 21-40: Berth 17 Dock Fender System Replacement
- F) UNFINISHED BUSINESS**  
None
- G) NEW BUSINESS**
- H) CEO REPORT**  
1) Action taken under Resolution 2-2020: Declaration of Local Emergency and Delegation of Authority of Emergency Powers  
2) Visit Vancouver USA

- I) **COMMISSIONERS REPORTS**
- J) **WORKSHOP**  
None
- K) **ADMINISTRATIVE WORK SESSION**  
None
- L) **ADJOURNMENT**

**\*In compliance with the Governor's Emergency Proclamation 20-28, the Port's Resolution 3-2020, and in the interest of the safety and welfare of the public, the community, port employees, and to limit the spread of the virus, this Board meeting will not be open to in-person attendance. Board members will be attending this meeting remotely via video conference.**

**To participate in this meeting, please call 1 (253) 215-8782 and enter the Meeting ID number: 884 0434 5197 and Passcode number: 028320 or Join the Zoom Meeting by clicking [here](#). Please call (360) 693-3611 for technical difficulties. Meeting materials are available on the port's website at [www.portvanusa.com](http://www.portvanusa.com).**

**\*\*Public comments are welcome during Open Forum by registering in advance via email to [povcommissioners@portvanusa.com](mailto:povcommissioners@portvanusa.com) no later than 12:00 p.m. on Monday, November 22, 2021. Individuals will have three minutes to read their comments into the record and will be called in the order in which the port receives the registration email request. No public comments will be read into the record by the port. Written comments not intended to be read by the community member and received by 8:30 a.m. Tuesday, November 23, 2021 will become part of the official meeting record and will be provided to the Commission.**

# Agenda Item No. C-2

---

**REQUEST FOR COMMISSION ACTION**      **PORT OF VANCOUVER USA**

---

**REVIEWED BY:**

Executive Services Manager

11/23/2021

Michelle Allan

Title

Date

**APPROVED BY:**

Title

---

**SUBJECT:**      Minutes of the November 9, 2021 Regular Meeting

---

**BACKGROUND:**

Please see attached minutes.

**Additional Information Attached: Minutes of 11/09/2021 Regular Meeting**

---

**RECOMMENDATION:** That the Port of Vancouver USA Board of Commissioners adopts and executes the minutes of the November 9, 2021, Port of Vancouver USA Board of Commissioners Regular Meeting as presented.

---

**Submitted by:**  **CEO**

**Date Action Taken** \_\_\_\_\_

**Motion By:** \_\_\_\_\_

**Approved:** \_\_\_\_\_

**Seconded By:** \_\_\_\_\_

**Deferred To:** \_\_\_\_\_

**Unanimous:**    Yes\_\_\_\_    No\_\_\_\_

**PORT OF VANCOUVER USA  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
Tuesday, November 9, 2021**

**CALL TO ORDER**

CEO Julianna Marler called a regular meeting of the Port of Vancouver Board of Commissioners to order at 8:30 a.m., Tuesday, November 9, 2021, via teleconference number 1 (253) 215-8782, conference code: 846 9377 0733 and passcode number: 585132 and by videoconference via Zoom pursuant to Washington State Governor's Proclamation 20-28 in response to the COVID-19 event.

CEO Marler confirmed that Commissioners Orange, LaBrant and Burkman were on the line.

**OPENING REMARKS**

CEO Marler welcomed and reminded everyone that all board members and the public are participating virtually pursuant to Washington State Governor's Proclamation 20-28 in response to the COVID-19 event and the port's Resolution 3-2020. She also stated that no executive session was held this morning and the meeting is being recorded.

Meeting attendees included:

Eric LaBrant	Port Commission President
Jack Burkman	Port Commission Vice President
Don Orange	Port Commission Secretary
Julianna Marler	Port CEO
Michelle Allan	Port Executive Services Manager
Alicia Lowe	Port Legal Counsel
Betsy Rogers	Port Administrative Supervisor
Tiffany Truckey	Port Administrative Assistant
Angela Blake	Port Facilities Program Coordinator
Casey O'Dell	Port Director of Facilities
Dawn Egbert	Port Procurement Services Manager
Elizabeth Gotelli	Port Chief Financial and Administrative Officer
Jack Flug	Port Senior Financial Analyst
Jennifer Brower	Port Procurement & Grant Specialist
Joel Fairchild	Port Project Manager
Jonathan Eder	Port Director of Human Resources
Julie Rawls	Port Community Relations Manager
Katie Odem	Port Marketing Communications Manager
Kathy Holtby	Port Real Estate Manager
Lori Kaylor	Port Commercial Sales Associate
Mark Newell	Port Project Delivery Manager
Mark Tauscher	Port Environmental Specialist

Mary Mattix  
Mason Kae  
Matt Graves  
Matt Harding  
Mike Bomar  
Monty Edberg  
Nam Nguyen  
Patty Boyden  
Phala Le  
Randy McCaleb  
Richard Troudt  
Rick Cline  
Ryan Hart  
Scott Goodrich  
Thane Giles  
Therese Lang  
Thomas Chidwick  
Alona Steinke  
Cathryn Chudy  
Carolyn Lake  
Jean Avery  
Lori Froehlich  
Deken Letinich  
Hod Wells

Port Environmental Program Manager  
Port Records Officer  
Port Environmental Manager  
Port Environmental Project Manager  
Port Director of Economic Development  
Port Director of Engineering & Project Delivery  
Port Applications Analyst  
Port Director of Environmental Services  
Port Human Resources Specialist  
Port Contracts Manager  
Port Security Manager  
Port Contracts Manager  
Port Chief External Affairs Officer  
Port Director of Finance & Accounting  
Port Project Manager  
Port Director of Communications  
Port General Office Assistant  
Community Member  
Community Member  
Community Member  
Community Member  
Clark Public Utilities  
Laborers  
PBS Engineering and Environmental

Additional members of the public participated in the virtual meeting but were not identified by name.

## **APPROVAL OF MINUTES**

### **Regular Meeting of October 26, 2021**

On motion by Commissioner Orange, seconded by Commissioner Burkman and carried unanimously, the Board of Commissioners approve the minutes of the October 26, 2021, regular meeting.

## **OPEN FORUM**

CEO Marler stated that the agenda invited public comment on all matters on the agenda and several community members responded to provide comment. She reminded everyone interested in speaking during Open Forum at future meetings to register in advance no later than noon on Monday, the day prior to the scheduled Commission meeting. She then called on each community member based on the order in which the port received their request.

### Jean Avery

Ms. Avery stated climate awareness and pro-climate policies are becoming more common. She mentioned efforts by the City of Vancouver, Clark PUD, and the Port of Vancouver in this regard. She stated that even if you look at COP26 or local initiatives, it is clear more needs to be done. She encouraged the port to move our community forward toward a cleaner future.

### Cathryn Chudy

Ms. Chudy stated the port's environmental brochure states that a healthy environment is vital to a strong region. She commented that while a climate action plan to reduce emissions and pollution is a work in progress at the port, policy decisions to prevent adding to the emissions burden in our community is essential. She indicated the request to hold a workshop to talk about gas policy for the port is a good place to start.

CEO Marler thanked everyone for their comments.

## **ACTION ITEMS**

### **E-1 Approve 2022 Preliminary Budget**

Scott Goodrich, Director of Finance & Accounting introduced the action item and discussed it with the Board.

On motion by Commissioner Burkman, seconded by Commissioner LaBrant and carried unanimously, the Board of Commissioners adopt the 2022 preliminary budget as presented.

### **E-2 Approve Public Works Contract Bid 21-33: Fender Pile Procurement**

Thane Giles, Project Manager introduced the action item and discussed it with the Board.

On motion by Commissioner LaBrant, seconded by Commissioner Burkman and carried unanimously, the Board of Commissioners authorize the CEO to execute a material contract with Pile & Piling Supplies for Bid 21-33: Fender Pile Procurement in the amount \$585,004.88 including Washington State sales tax.

## **UNFINISHED BUSINESS**

### **Port Contracts Logs**

The commissioners reviewed the port contracts logs. CEO Marler reminded everyone that the contracts logs are provided to the Commission on a monthly basis and are available on the port's website. No questions were asked by the Board.

No additional unfinished business was considered.

## **NEW BUSINESS**

No new business was discussed.

## **ACCOUNTS PAYABLE**

Director of Finance & Accounting Scott Goodrich presented the action item as contained in the Commission's packet and discussed the recommendation with the Board. He answered questions from the Board.

On motion by Commissioner Burkman, seconded by Commissioner Orange and carried unanimously, the Port of Vancouver USA Board of Commissioners, by motion, ratifies and approves the payment of October 2021 Vouchers 107200 - 107547 in the amount of \$4,616,765.51 including Electronic Payments generated between 10/04/2021 – 10/31/2021 in the amount of \$1,203,624.77 and October 2021 Payroll Direct Deposits 400001 – 400124 and 420001 – 420124 in the amount of \$595,054.20.

## **CEO REPORT**

### **Action taken under Resolution 2-2020: Declaration of Local Emergency and Delegation of Authority of Emergency Powers**

CEO Marler shared the history behind the adoption of Resolution 2-2020 and then advised the commissioners that she has not taken any action provided her under this resolution.

### **Project Updates**

Mark Newell, Project Delivery Manager provided an update on several port projects, including:

- Terminal 1 Site & Infrastructure
- AC Marriott (Not Port Contractor)
- Terminal 2 Track Crossing
- Terminal 3 2021 Paving Project
- 2021 Striping
- Parcel 153310-000 Asbestos Abatement
- BL 2001 Painting & Siding Repair Project

No questions were asked by the Board.

CEO Marler provided information regarding the free COVID Vaccine Clinic to be held at the Port of Vancouver administrative office from 1:00 p.m. to 5:30 p.m. this afternoon. She encouraged folks to come to the port and participate in the clinic.

## **COMMISSIONERS REPORTS**

Commissioner Orange stated he attended the following events and meetings and provided a summary on some of the meetings he attended:

- CEO Marler
- Port Tour with Chief Operations Officer Kent Cash
- Potential Tenant

He also thanked the port for hosting the COVID Vaccine Clinic, Mark Newell for providing project updates and community members for providing comments during Open Forum.

Commissioner Burkman stated he attended the following events and meetings and provided a summary on some of the meetings he attended:

- CEO Marler
- Labor Roundtable
- Infrastructure Luncheon by the Maritime Commerce Club
- Parks Foundation of Clark County Booville event
- Vancouver City Council Fossil Fuel Moratorium Workshop
- PNWA Monthly Membership Meeting

He also congratulated Commissioner LaBrant on being re-elected to the Board.

CEO Marler added her congratulations to Commissioner LaBrant.

Commissioner LaBrant stated he attended the following events and meetings and provided a summary on some of the meetings he attended:

- Parks Foundation of Clark County Booville event
- CEO Marler

He also stated he is appreciative of the opportunity to continue to serve on the Board and is excited for what is to come.

CEO Marler reminded everyone of the ways they can communicate with the Commission. She stated there is a great deal of information available on the port's website and encouraged everyone to check it out.

## **WORKSHOP**

No workshop was held during this meeting.

## **ADMINISTRATIVE WORK SESSION**

No administrative work session was held during this meeting.



## **ADJOURNMENT**

There being no further business to come before the Port of Vancouver USA Board of Commissioners, the Tuesday, November 9, 2021, regular meeting was adjourned at 9:25 a.m. by CEO Julianna Marler.

### **PORT OF VANCOUVER USA BOARD OF COMMISSIONERS**

Michelle Allan, Executive Services  
Manager, November 9, 2021, Regular  
Port of Vancouver USA Board of  
Commission Meeting

---

Eric LaBrant, President

---

Jack Burkman, Vice President

---

Don Orange, Secretary

# Agenda Item No. E-1

---

**REQUEST FOR COMMISSION ACTION****PORT OF VANCOUVER USA**

---

**REVIEWED BY:**Director of Finance &  
Accounting

Scott D. Goodrich

Title

---

**APPROVED BY:**Chief Financial &  
Administrative Officer

11/23/2021

Elizabeth Gotelli

Title

Date

---

**SUBJECT:**Approve Resolution 4-2021: Authorizing an Increase in Regular Tax Levy

---

**BACKGROUND:**

Revised Code of Washington (RCW 84.55.120) requires a taxing district, other than the state, that collects regular levies to hold a public hearing on its budget. The hearing must include consideration on its proposed regular tax levy.

The port's 2022 budget proposes an increase of the regular tax levy of 1% including new construction and utilization of previously banked tax levy capacity. The public hearing on the 2022 budget is being held on November 23, 2021.

---

**Additional Information Attached? Yes**

---

**RECOMMENDATION:** That the Port of Vancouver Board of Commissioners approves and executes Resolution 4-2021, authorizing an increase in the regular tax levy.

---

**Submitted by:** Julianne Marler, CEO**Date Action Taken** \_\_\_\_\_**Motion By:** \_\_\_\_\_**Approved:** \_\_\_\_\_**Seconded By:** \_\_\_\_\_**Deferred To:** \_\_\_\_\_**Unanimous:** Yes \_\_\_\_ No \_\_\_\_

## **RESOLUTION 4-2021**

### **A RESOLUTION OF THE PORT OF VANCOUVER BOARD OF COMMISSIONERS AUTHORIZING AN INCREASE IN TAX LEVY**

**WHEREAS**, the Board of Commissioners of the Port of Vancouver has met and considered its budget for the calendar year 2022; and

**WHEREAS**, the district's highest lawful levy amount was \$12,233,751; and,

**WHEREAS**, the population of this district is more than 10,000; and

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Port of Vancouver that an increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2022 tax year. Utilizing banked capacity, the dollar amount of the increase over the actual levy amount collected in the 2021 tax year shall be \$186,746 which is a percentage increase of 1.526% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made. This is currently estimated at \$224,701 in additional levy capacity.

**BE IT FURTHER RESOLVED** that a certified budget request or estimate is filed with the County Legislative Authority, separate from this resolution. As required by RCW 84.52.020, that filing certifies the total amount to be levied by the regular property tax levy. The form for this purpose is titled "Levy Certification" and is available through the Assessor's Office. Certification is made in a manner prescribed by the County Legislative Authority.

**ADOPTED** by the Port of Vancouver Board of Commissioners on the 23<sup>rd</sup> day of November 2021 and signed in authentication of its adoption.

**PORT OF VANCOUVER, U.S.A  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
President

\_\_\_\_\_  
Vice President

\_\_\_\_\_  
Secretary

# Agenda Item No. E-2

<b>REQUEST FOR COMMISSION ACTION</b>	<b>PORT OF VANCOUVER USA</b>
<b>REVIEWED BY:</b>	Director of Finance & Accounting
Scott D. Goodrich	Title
<b>APPROVED BY:</b>	Chief Financial & Administrative Officer
Elizabeth Gotelli	Title
	11/23/2021
	Date
<b>SUBJECT:</b>	Approve Resolution 5-2021: Adoption of 2022 Final Budget

## BACKGROUND:

The 2022 Port of Vancouver USA budget supports the port's strategic goals and mission to maximize revenue and create economic benefit to our community. This budget reflects the collaborative efforts of the port commission and staff to identify available resources to meet the port's key initiatives.

A budget work session was held on October 26, 2021 to review the port's recommended 2022 budget of the port district. Port of Vancouver staff presented the Board of Commissioners with an overview of proposed department budgets, 2022 capital program, financing and tax levy option to consider. The work session was virtual and open to the public.

The budget is a plan of financial operation that involves estimating sources and uses of funding for the annual period of January 1, 2022 through December 31, 2022. As a management tool, the budget provides a guide to the conduct of operations and basis for evaluating actual results. Another important function of the budget is to identify and allocate resources for planned capital projects.

Additionally, the budget document fulfills a legal requirement for the purpose of levying port district taxes. The port's budget estimates an increase of the regular tax levy of 1%, new construction and utilization of previously banked tax levy capacity.

## Additional Information Attached? Yes

**RECOMMENDATION:** That the Port of Vancouver Board of Commissioners approves and executes Resolution 5-2021, adopting the 2022 Final Budget in the amount of \$72,667,104.

<b>Submitted by:</b> <u>Julianne Marler</u>	<b>, CEO</b>
<b>Date Action Taken</b> _____	<b>Motion By:</b> _____
<b>Approved:</b> _____	<b>Seconded By:</b> _____
<b>Deferred To:</b> _____	<b>Unanimous: Yes</b> ____ <b>No</b> ____

## **RESOLUTION 5-2021**

### **A RESOLUTION OF THE PORT OF VANCOUVER BOARD OF COMMISSIONERS ADOPTING THE 2022 FINAL BUDGET**

**WHEREAS**, it is required by Chapter 53.35 of the *Revised Code of Washington* that a budget be adopted for the ensuing fiscal year showing the estimated expenditures and the anticipated available funds from which all expenditures are to be paid; and

**WHEREAS**, it is also required that a certified copy of such final budget, showing the amount to be raised by taxation on the assessed value of property within the district, be filed with the Board of County Commissioners for the purpose of levying port district taxes;

**WHEREAS**, the Port of Vancouver Board of Commissioners held a public preliminary budget work session on October 26, 2021; and the Port of Vancouver Board of Commissioners held a final budget public hearing on November 23, 2021; and

**WHEREAS**, notice of a public hearing to consider adoption of a final budget has been given as required by publication in *The Columbian* and that Notice of Public Hearing has also been given to the news media and other interested parties; and

**WHEREAS**, this is the time and place fixed by this Board of Commissioners for the adoption of the 2022 final budget for the Port of Vancouver.

**NOW, THEREFORE, BE IT RESOLVED** by the Port of Vancouver Board of Commissioners that the 2022 final budget, as set forth in the attached exhibit

hereto and made a part hereof, be adopted as the final budget for the year 2022.

**BE IT FURTHER RESOLVED** that a copy of the final budget including provision for the full available tax levy within statutory limitations, estimated to be \$12,645,198 and a copy of this Resolution be filed with the Board of County Commissioners and with the County Assessor of Clark County, Washington as the basis for the tax levy assessed in 2021, to be collected in year 2022.

**ADOPTED** by the Port of Vancouver Board of Commissioners on the 23rd day of November, 2021 and signed in authentication of its adoption.

**PORT OF VANCOUVER, U.S.A  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
President

\_\_\_\_\_  
Vice President

\_\_\_\_\_  
Secretary



# Port of Vancouver USA

## 2022 Final Budget

### SOURCES

Operating Revenues		
15-Rail	914,466	
16-Finance & Accounting	76,000	
18-Commercial	370,611	
19-Industrial	11,849,520	
20-Facilities	150,000	
21-Marine Operations	19,975,896	
22-Security	575,345	
40-Marine Terminal	8,801,699	
Total Operating Revenues	\$	42,713,537
Non-operating Revenues		
Ad Valorem Taxes	12,645,198	
Interest Income	667,158	
Grants & Other Contributions	2,195,000	
Proceeds from Sale of Property	10,000	
Other	78,600	
Total Non-operating Revenues	\$	15,595,956
Total Revenues	\$	58,309,493
Transfer from General Fund/Financing	\$	14,357,611
TOTAL SOURCES	\$	72,667,104

### USES

Operating Expenses		
05-Executive	907,714	
06-Economic Development	636,218	
10-Administration	1,553,340	
11-External Affairs	1,852,649	
12-Information Technology	1,425,829	
13-Procurement & Contracts	535,922	
14-Human Resources	455,360	
15-Rail	1,380,921	
16-Finance & Accounting	2,446,514	
17-Sales	1,967,828	
18-Commercial	280,479	
19-Industrial	1,682,500	
20-Facilities	6,842,964	
21-Marine Operations	1,336,670	
22-Security	2,612,875	
32-Environmental	1,390,776	
40-Marine Terminal	9,561,175	
Total Operating Expenses	\$	36,869,733
Non-operating Expenses		
Debt Service	10,743,894	
Environmental Remediation	1,225,349	
Other Non-Operating Expenses	455,000	
Total Non-operating Expenses	\$	12,424,243
Total Expenses	\$	49,293,976
Capital Projects	\$	23,373,128
TOTAL USES	\$	72,667,104



**Port of Vancouver  
2022 Capital Budget**

<b>Description</b>	<b>2022</b>
<b>Maintenance</b>	
Maintenance: Bank Stabilization, and Permitting	20,000
Maintenance: Buildings - Bldg. 2001 Roof, Gutters, Downspouts	1,100,000
Maintenance: Buildings - Bldg. 2480 Roof, Gutters, Downspouts	465,000
Maintenance: Docks and Fender Pilings	50,000
Maintenance: Drainage and Utilities	10,000
Maintenance: Drainage and Utilities - T3 Check valve Replacement	100,000
Maintenance: Drainage and Utilities - T2 Stormwater Pond Fence Replacement	20,000
Maintenance: Drainage and Utilities - T2 Stormwater Reconfiguration	20,000
Maintenance: Mechanical/HVAC - Bldg. 2480 HVAC	30,000
Maintenance: Mechanical/HVAC - Bldg. 2851 3 HVAC	75,000
Maintenance: Mechanical/HVAC - Bldg. 2601 HVAC	30,000
Maintenance: Mechanical/HVAC - Sprinkler System Replacements	500,000
Maintenance: IT - Gateway TV Monitor	5,000
Maintenance: IT - Dell Servers	85,000
Maintenance: IT - Video Management Servers	130,000
Maintenance: Paving and Striping T2 Phase 3	1,100,000
Maintenance: Rail	50,000
Maintenance: Tenant Improvements	250,000
Maintenance: Vehicles and Equipment - Wheel Balancer	15,000
Maintenance: Vehicles and Equipment - Oil System	25,000
Maintenance: Vehicles and Equipment - Lift Truck	45,000
Maintenance: Vehicles and Equipment - Pickup	50,000
Maintenance: Vehicles and Equipment - Service Van	55,000
Maintenance: Vehicles and Equipment - Pickup	50,000
Maintenance: Vehicles and Equipment - SUV	57,000
Maintenance: Vehicles and Equipment - Reach Fork Truck	100,000
Maintenance: Vehicles and Equipment - Grader	500,000
Maintenance: Water System Improvements - Phase 4 & 5 Generator	400,000
<b>Subtotal: Maintenance</b>	<b>5,337,000</b>
<b>Environmental</b>	
Environmental: Purchase of Mitigation Credits	130,000
<b>Subtotal: Environmental</b>	<b>130,000</b>
<b>Industrial</b>	
Industrial: Lot 2 CIP Improvements	500,000
Industrial: Parcel 7 Entitlement	375,000
<b>Subtotal: Industrial</b>	<b>875,000</b>
<b>Recreation</b>	
Recreation: Trail System - Segment 4	280,000
<b>Subtotal: Recreation</b>	<b>280,000</b>
<b>Terminal</b>	
Terminal: Bulk Mineral Facility - Floppgate	1,800,000
Terminal: Site Improvements: Parcel 3	100,000
Terminal: Site Improvements - T4 Tenant Improvements	800,000
<b>Subtotal: Terminal</b>	<b>2,700,000</b>
<b>Terminal Rehabilitation and Improvement Program (TRIP)</b>	
TRIP: Bank Stabilization, and Permitting - Terminal 4 Bank Stabilization	1,550,000
TRIP: Dock Improvements - Terminal 5 Berth 17	7,618,600
<b>Subtotal: TRIP</b>	<b>9,168,600</b>
<b>T1 Waterfront</b>	
Waterfront: Cascade Street Wall Construction	300,000
Waterfront: Renaissance Trail Phase 1	1,200,000
Waterfront: Design and Permitting for T1 Dock Replacement	500,000
Waterfront: Removal of Terminal 1 Building and Hotel	1,400,000
Waterfront: Ground Stabilization - Renaissance Trail Phase 2 - Design Verification	50,000
<b>Subtotal: T1 Waterfront</b>	<b>3,450,000</b>
Labor Capitalization	1,432,528
<b>Total: Capital Projects</b>	<b>23,373,128</b>
<b>Grants and Other Contributions by Project</b>	
Waterfront: Renaissance Trail Phase 1 - Grant - RTC	(485,000)
Waterfront: Renaissance Trail Phase 1 - Grant - WSDOT	(500,000)
Waterfront: Removal of Terminal 1 Building and Hotel - Grant - DOC	(980,000)
Maintenance - IT: Cybersecurity - Grant - FEMA	(30,000)
Recreation: Trail System - Segment 4 - Grant - RTC	(200,000)
<b>Subtotal: Grants and Other Contributions</b>	<b>(2,195,000)</b>
<b>Total: Capital Projects - Net</b>	<b>21,178,128</b>

# Agenda Item No. E-3

**REQUEST FOR COMMISSION ACTION  
REVIEWED BY:**

**PORT OF VANCOUVER USA**

Director of Engineering  
& Project Delivery

Monty Edberg

Title

**APPROVED BY:**

Chief Operations Officer 11/23/2021

Kent Cash

Title

Date

**SUBJECT:** Approve Public Works Contract Bid 21-40: Berth 17 Dock Fender System Replacement

## **BACKGROUND:**

This agenda item supports the port's Strategic Plan goal of continuing to play a key role in maintaining navigability of the Columbia River System, including berthing systems, anchorage, turning basins, and the shipping channel.

This portion of Terminal 5, Berth 17 Rehabilitation Project includes replacement of deteriorated and unusable fender piling and walkway with a new fendering system. Work includes removal of 57 existing timber fender piles, a fender walkway and associated fender support structure. The replacement fender system includes installation of 39 port-provided 18" steel fender piles, a catwalk and associated fender support structures, including 57 port-provided rubber cell fenders.

On October 22, 2021, the Port of Vancouver issued a Request for Bid 21-40: Berth 17 Dock Fender System Replacement Project. On November 12, 2021, the following bids were received:

Bidder	Location	Bid Amount
Northbank Civil & Marine, Inc.	Vancouver, WA	\$1,220,623.92
Pacific Pile & Marine	Seattle, WA	\$1,290,694.30
Advanced American Construction	Portland, OR	\$1,328,560.80
Rognlin's Inc.	Aberdeen, WA	\$1,801,475.41
HME Construction, Inc.	Vancouver, WA	\$1,856,847.30

Staff has reviewed Northbank Civil & Marine, Inc.'s responsive bid and concluded they are a responsible contractor capable of performing the work.

The engineer's estimate for the project was \$1,231,200 to \$1,360,800. This project is included in the 2021 approved budget.

Additionally, Reimbursement Resolution 1-2021 provides for an additional financing option for development of this project. This option would allow the port to construct the project and

then reimburse itself with tax-exempt general obligation bond proceeds within the time periods set forth in the Declaration of Intent previously executed by the Director of Finance and Designated Official pursuant to the Reimbursement Resolution on July 27, 2021. In addition, the materials bid (Public Works Contract Bid 21-33) associated with this project would also be included in the option for the port to reimburse itself using tax-exempt general obligation bond proceeds under Reimbursement Resolution 1-2021.

As it does with all capital projects, the Finance Team will then analyze the best method for financing the project. If the aforementioned method of financing is determined to be the most cost-effective way of paying for the project, staff would then seek Commission approval to issue tax exempt general obligation bonds.

**Additional Information Attached?**    No

---

**RECOMMENDATION:** That the Board of Commissioners authorize the CEO to execute Public Works Contract Bid 21-40: Berth 17 Dock Fender System Replacement with Northbank Civil & Marine, Inc. in the amount of \$1,220,623.92 including Washington State sales tax, and include the option for reimbursement of the project's contract bids (Public Works Contract Bids 21-33 and 21-40) under Reimbursement Resolution 1-2021.

---

**Submitted by:** Julianne Marler, CEO

**Date Action Taken** \_\_\_\_\_

**Motion By:** \_\_\_\_\_

**Approved:** \_\_\_\_\_

**Seconded By:** \_\_\_\_\_

**Deferred To:** \_\_\_\_\_

**Unanimous:**    Yes\_\_\_\_    No\_\_\_\_